

Scottsdale Unified School District # 48 • Chaparral High School Campus
Application for Development Review
O/W # 2005_003
Case # 858-PA-2005

Project Info:

Owner: Chaparral High School
6935 E. Gold Dust, Scottsdale AZ 85253
Contact: David Peterson / Rick Freeman

Architect: The Orcutt / Winslow Partnership
1130 N. Second Street, Phoenix AZ 85004
Contact: Rob Lohmeier

Civil Engineer: Atherton Engineering, Inc.
4620 N. 16th Street, Suite 108, Phoenix AZ 85016
Contact: Michael Rogers

MPE Engineer: Sullivan Designs, Inc.
7878 N. 16th Street, Suite 270, Phoenix AZ 85014
Contact: Brett Casperson

Landscape Architect: CWA Design
820 N. 3rd Street, Phoenix AZ 85004
Contact: Chris Winters

Project Narrative:

Through an extensive community based planning process, SUSD developed a 10-year master facilities plan, which was presented to the Governing Board in May 2002. After detail planning based on community input, Phase II of the plan focusing on high schools was presented to the Board in April 2003. Following updates to the plan over the next year, the Board voted to move the plan forward by placing a \$217 million bond on the November 2004 ballot for voters to authorize the funding for the plan. SUSD believes that the bond will benefit the high schools by improving the quality of learning environments, adding new facilities and educational programs, extend the life and lower life-cycle cost of the school facilities, and provide equity and equal opportunity across the District. The bond was approved to modernize Arcadia, Coronado, Saguaro and Chaparral high schools, make improvements to Desert Mountain High School, begin Phase II construction at Sierra Vista Academy and purchase land and buses. Of the \$217 million, roughly \$47.2 million has been allocated to the modernization of Chaparral High School. With construction contingency at 10%, the total budget for this three-year multi-phased project is approximately \$52 million.

This proposal seeks approval from the City of Scottsdale for redevelopment of the 38 acre Chaparral High School campus located at the southwest corner of Gold Dust Ave. and 70th Street. The plan envisions modernizing and expanding the campus in a manner consistent with the goals and objectives of SUSD and the city. The curricular goals of the District are as follows:

1. To increase individual student academic achievement and personal growth.
2. To provide a positive, respectful and safe learning environment.
3. To ensure all students and staff are proficient in the use of technology to acquire and manage information, communication, time and task.
4. To provide equity in opportunities, facilities, programs and resources for all.
5. To offer comprehensive professional growth programs for staff to provide them with the skills, strategies and resources to meet the needs of all students.

Campus Description:

The existing campus dates back to the early 1970s with a design campus considered “futuristic” and vernacular as equally unique. Iconic geometrical forms, interior circulation, mansard roof and green courtyards were the primary design elements. Low rise building massing, simple detailing, and selective use of lush landscape within a desert setting were dominant design themes for the school. All of these were employed throughout the campus to successfully anchor the campus within the community. However, certain deficiencies in building design that adversely affect the quality of academic life need to be addressed. Existing buildings are excessively non-descript, and lack defined entry elements and interactive spaces. A lack of defined entry elements tends to disrupt pedestrian flow and access to buildings. Day lighting, an important design requisite, is almost non-existent. Insufficient parking and traffic circulation are concerns that also need to be addressed.

Integrating the dynamics of the site, the community, and the school district along with the challenges of redeveloping an older campus with a strong design legacy make this a truly unique opportunity. This project consists of a three-year phased and open redevelopment, including new and remodeled buildings, to meet the projected needs of the campus for the next 40 years. The older modular buildings will be replaced with new ones, and others, such as the auditorium, two Performing Arts buildings, media center, and the library have been identified for renovation. Construction work will be performed in multiple phases over the next 3 years, with the classroom building remaining in use until the new buildings are ready for occupancy.

The existing campus has an excellent exterior park-like feel between the buildings, and is the life of the campus. This park-like feel was a driving theme for locating new buildings and areas to achieve the same feel within the new campus setting. The relocation of the existing centrally-located central plant, and new linear configuration of the classroom buildings create an ‘activity street’ that builds on and enhances the cultural spirit of the campus. The material pallet for the new buildings, consisting of durable materials like metal panels, concrete, painted steel and jumbo brick, ties into the existing buildings for visual compatibility, but is used innovatively to eliminate the dated feel of the mansards. MPE upgrades will focus on energy efficiency, and will include natural day-lighting, a new central plant with efficient mechanical systems, new sprinkler and piping systems, and two new 3000 amp service entrance sections to cater to the electrical needs of the new campus.

Redevelopment of the campus will also focus on simplifying and solving current issues with student parking, staff parking, parent / student drop off locations and bus drop-offs. Currently, staff and parent drop-off happen in the existing north east parking lot adjacent to the stop light at 70th street and Gold Dust Ave. This location for parent drop off does not provide enough cueing at the light at Gold Dust, thus backing parent drop off lanes out to 70th street, even through the light. A new staff parking lot and parent drop off will be located further west to provide for much longer cuing lanes to help reduce back up and provide more efficient traffic flow. Current bus drop off and student parking lots are mixed with shared entrance and exit drives where buses are currently exiting left heading north on 70th cutting off north bound traffic entering the site. Proposed parking lot modifications will have a dedicated right turn only for buses taking them south on 70th out to Scottsdale Road. Pedestrian ways from parking lots to the campus are proposed and a main activity street where all aspects of the campus activities are accessed from will be internal away from vehicular traffic, providing a safer environment and easier way-finding.



Administration Entrance



Activity Street - Cafeteria

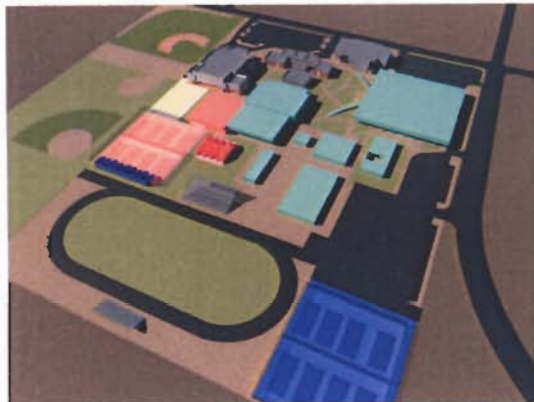


Classroom Courtyard



Auditorium Entrance

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2/9/2006



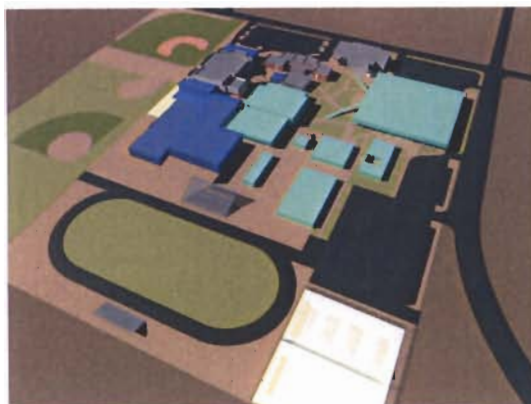
Summer Work Construction

- Buildings occupied by School (to be remodeled)
- Summer Work demolition-Gym
- Summer Work Construction - Tennis Court & Racquetball relocation



Phase I Demolition

- Phase I -Demolition
- Buildings occupied by School (to be demolished)
- Phase I - Auditorium Remodel, Gym, FACS, Kitchen, Arts
- Buildings occupied by School (to be remodeled)



Phase I Construction

- Buildings occupied by School (to be demolished)
- Buildings occupied by School (to be remodeled)
- Buildings occupied by School (to be demolished)
- Phase I - Auditorium Remodel, Gym, FACS, Kitchen, Arts



Phase II Construction

- Buildings occupied by School (to be remodeled)
- Phase I occupied buildings
- Phase II Construction - Cafeteria, Classroom Buildings, Media/ Library
- Buildings occupied by School (to be demolished)

22-DR-2006
2/9/2006

phasing diagrams









Phase II Demolition

-  Buildings remodeled (Band, Drama, Music, Admin, Language)
-  Phase I occupied buildings
-  Phase II Construction - Cafeteria, Classroom Buildings, Media/Library
-  Buildings occupied by School (to be demolished)
-  Phase II Demolition



Phase III Demolition

-  Buildings occupied by School (to be remodeled)
-  Phase I occupied buildings
-  Phase II Construction - Cafeteria, Classroom Buildings, Media/Library
-  Buildings occupied by School (to be demolished)



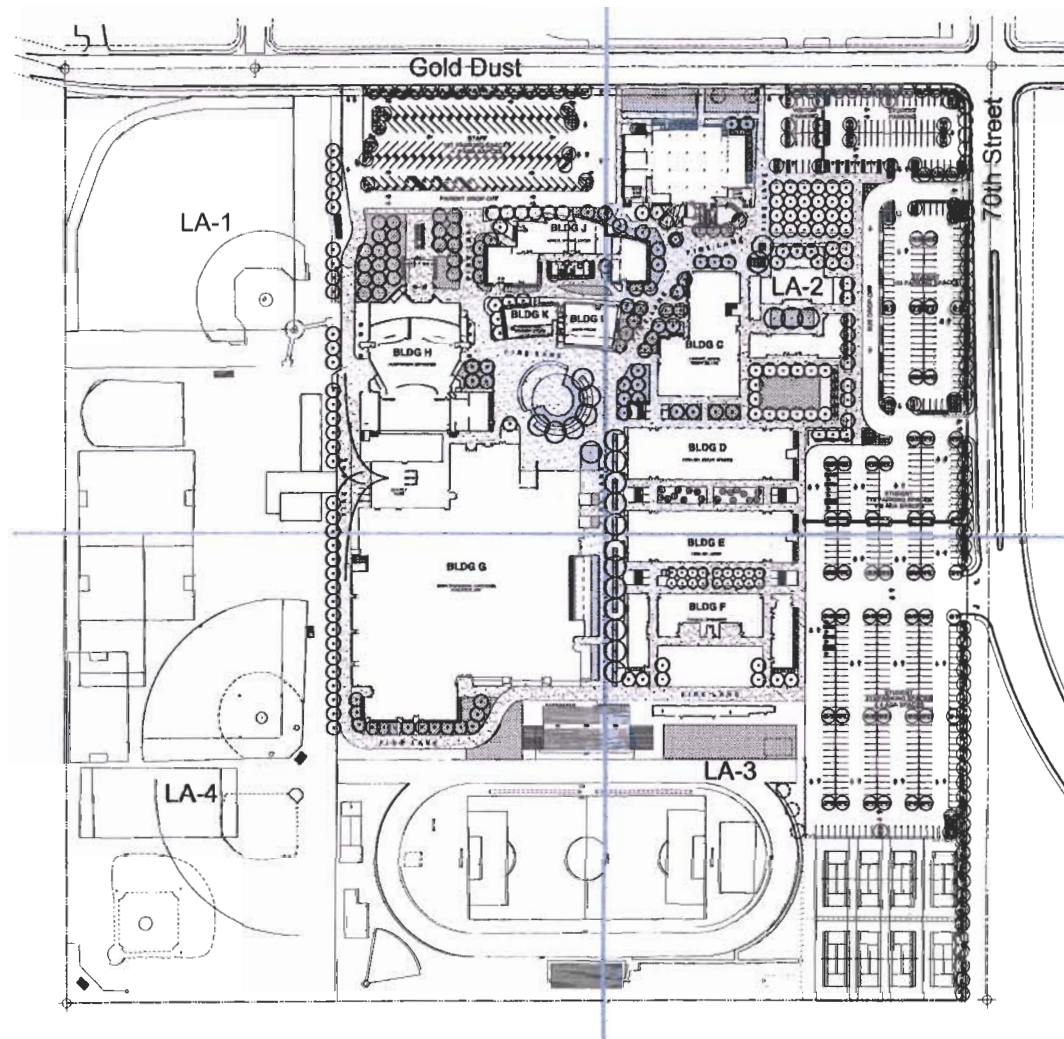
Phase III Construction

-  Buildings occupied after remodel (Band, Drama, Music, Admin, Language)
-  Phase I occupied buildings (Auditorium, Gym, FACS, Kitchen, Arts, Classrooms, LRC, Library)
-  Phase III Construction - Life Skills
-  Buildings occupied by School (to be demolished)



District/Core Group Approved Master Plan

22-DR-2006
2/9/2006
phasing diagrams



22-DR-2006
2/9/2006

drb landscape plan



cover

NOT FOR CONSTRUCTION- AGENCY REVIEW AND BIDDING ONLY

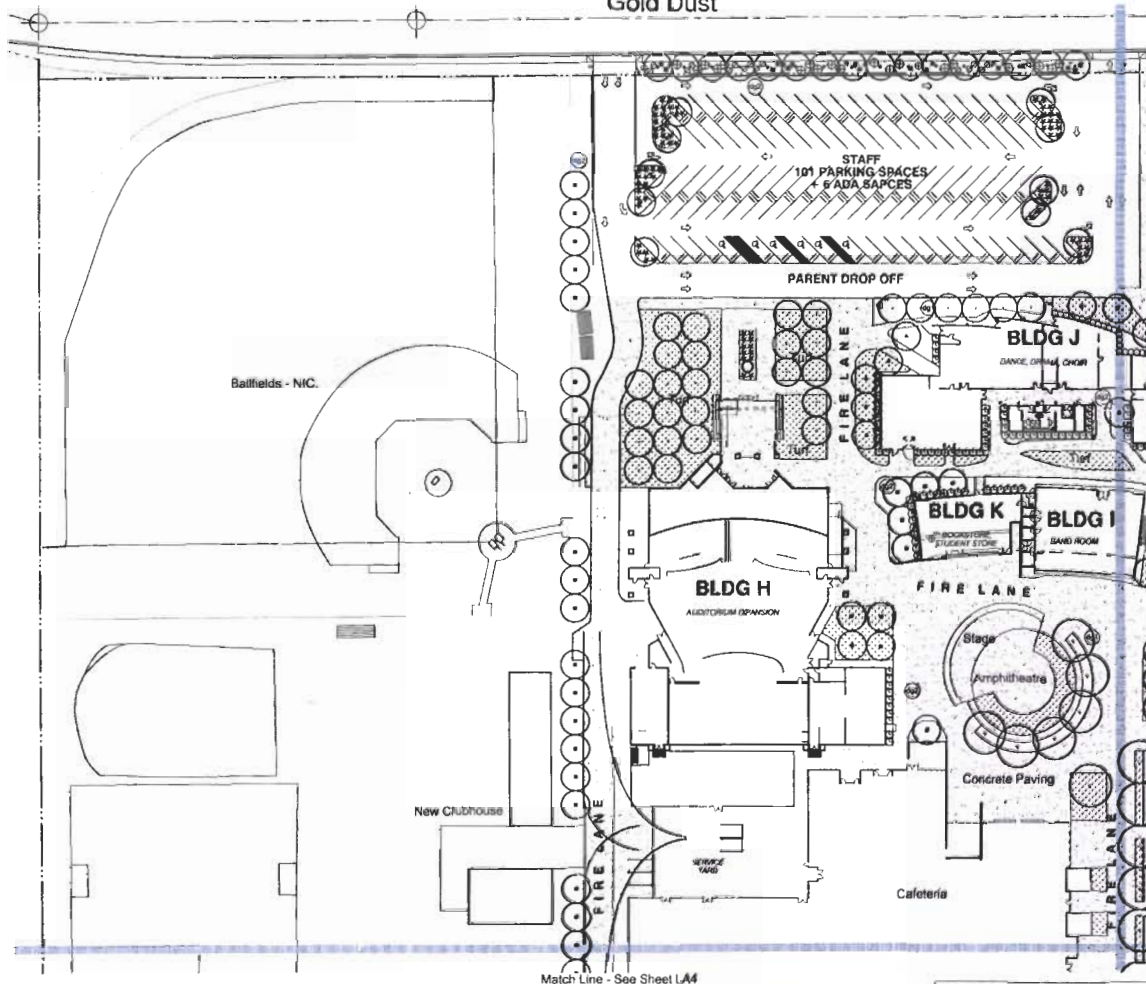
22-DR-2006 2/9/2006

Chaparral High School
4900 El Cajon Ave
San Diego, CA 92115

Drawn: AW
Checked: AW
Date: 1-28-06
Revisions:

CITY NUMBERS
CWA# 2006-001
SSB PA-2006

Gold Dust



PLANT LIST

Supply and install the following plant material. Landscape architect to field verify location prior to planting. All plant material to meet A.N.A. specifications and be of sound health and appearance.

Description	Size	Quantity
Platanus chinensis 'Red Push' Red Push Platanus	24" Box	24
Prosopis glandulosa Maverick	18" Box	86
Cercidium hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box	182
	36" Box	6
Heliconia siliqua	15 Gallon	41
	24" Box	54
	36" Box	4
Prosopis juliflora	24" Box	29
	36" Box	0
	36" Box	0
Prosopis juliflora	24" Box	24
	36" Box	0
	36" Box	0

EXISTING TREE TO PRESERVE

TRANSPLANTED MEMORIAL TREE

Ficus religiosa	Multi	17
Quercus agrifolia	5 Calm Mix	31
Quercus agrifolia	15 Calm Mix	31
Cordia alliodora	5 Gallon	17
Leucaena leucophylla	5 Gallon	97
Croton tigris	5 Gallon	160
Ruellia brittanica	5 Gallon	207
Plumbago auriculata	5 Gallon	38
Hesperis matronalis	5 Gallon	613
Opuntia basilaris	5 Gallon	71
Opuntia basilaris	5 Gallon	69
Leucaena leucophylla	5 Gallon	216
Leucaena leucophylla	5 Gallon	38
Leucaena leucophylla	5 Gallon	94

GROUND COVER

Dalmanella capitata

Turf by Sod - Sod Sod

2" thickness 1/4" minus madison gold stabilized decomposed granite in all landscape areas in playgrounds, ballfields, and courtyards; submit sample

2" thickness 3/4" minus madison gold stabilized decomposed granite in parking lots, retention basins, and along the perimeter of buildings; submit sample

CITY OF SCOTTSDALE NOTES

Areas of decomposed granite without plant material/groundcover shall not exceed dimensions of more than 2 feet in any one direction, measuring between plant canopies and/or coverage. (If you're in an ELSO or HD area, delete the "decomposed granite and put salvaged debris surface soil")

A minimum of 50% percentage of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article Section 18.001, as defined in the City of Scottsdale's Zoning Ordinance Article 18, Section 3.100

A single trunk tree's caliper size, that is to be equal to or less than 4 inches, shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk.

A tree's caliper size, for single trunk trees that are to have a diameter greater than 4 inches, shall be determined by utilizing the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk.

A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunks originate from the soil.

Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the sight triangles shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from finished street line elevation.

Retention/detention basins shall be constructed away from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.

All right-of-way adjacent to this property shall be landscaped and maintained by the property.

According to a letter dated January 31, 2006 from (James) Verde, "there are no native plants onsite to be disturbed by construction".

Prior to the establishment of water service, nonresidential projects with an estimated annual water demand of 100 acre-foot or more shall submit a conservation plan in accordance with Sections 49-248 through 49-248 of the City Code to the Water Conservation Office.

Turf shall be limited to the maximum area specified in Sections 49-248 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.

No lighting is approved with this submittal.

The landscape specification section(s) of these plans have not been reviewed and shall not be part of the City of Scottsdale's Approval.

All signs require separate permits and approvals.

New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with the same size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

22-DR-2006
2/9/2006

OWNER/DEVELOPER
SCOTTSDALE UNIFIED SCHOOL DISTRICT
8625 S. GOLD DUST AVE.
SCOTTSDALE, AZ 85237
PH (480) 484-8900

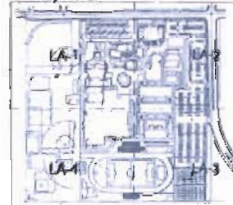
ARCHITECT
ORCUTT/WINSLOW PARTNERSHIP
1130 N. 27th ST.
PHOENIX, AZ 85004
PH (602) 257-1704
FAX (602) 257-3028
CONTACT: MICHAEL ARUNYON

NOTE: NO TREES, SHRUBS OR WALLS SHALL BE WITHIN A 5' RADIUS OF ALL FIRE HYDRANT AND OR FIRE DEPARTMENT CONNECTION.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

DATE: 2/9/2006
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
CITY OF SCOTTSDALE
CITY ENGINEER: [Signature]
CITY CLERK: [Signature]

Site Key - NTS



Location Map - NTS



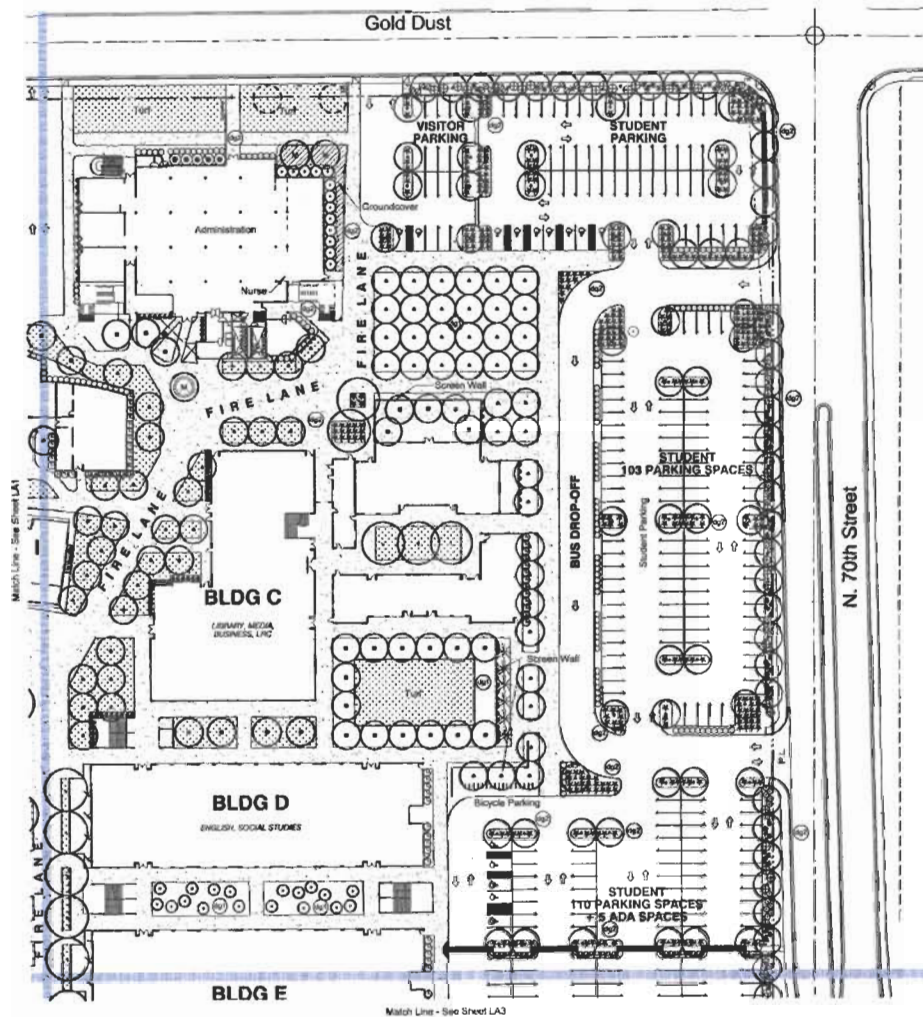
Chaparral High School
4934E Gold Dust Ave
Scottsdale, Arizona
85254-1000

Drawn: [Signature]
Checked: [Signature]
Date: 1/26/06

CITY NUMBER
case number
855 06.2005

drb landscape plan

la1



PLANT LIST

Supply and install the following plant material. Landscaper architect to field verify location prior to planting. All plant material to meet A.N.A. specifications and be of sound health and appearance.

Description	Size	Quantity
<i>Pistacia chinensis</i> 'Red Push'	24" Box	24
Red Push Pistachio		
<i>Prosopis glandulosa</i>	48" Box	86
Maverick W		
<i>Grevillea</i> hybrid 'Desert Museum'	24" Box	182
'Desert Museum' Pail Verde	30" Box	6
Standard U.O.N. (M)		
<i>Dalbergia sissoo</i>	15' Gallon	41
Rosewood	24" Box	54
	30" Box	4
<i>Prosopis chilensis</i>	24" Box	29
Chilean Mesquite	30" Box	0
Standard		
<i>Prosopis</i> sp. 'M'	24" Box	24
Hybrid Mesquite 'Phoenix'	30" Box	0
Multi		
EXISTING TREE		
1/2 PRESERVE		
TRANSPLANTED MEMORIAL TREE		
<i>Fouquieria splendens</i>	M. J.	0
Ocotillo	5' Can. Min.	17
<i>Bauhinia lunarioides</i> 'Pink'	15' Gallon	31
Pink Orchid Tree		
<i>Gordia</i> 'bicolor'	5' Gallon	17
Mesquite Olive		
<i>Larrea tridentata</i>	5' Gallon	97
Grease Bush		
<i>Rhus</i> 'penicillata'	5' Gallon	168
Desert Rusty		
<i>Muhlenbergia</i> 'rigida'	5' Gallon	207
Desert Grass		
<i>Nolina microcarpa</i>	5' Gallon	38
Bear Grass		
<i>Hesperaloe parviflora</i> 'Yellow'	5' Gallon	513
Yellow Hesperaloe		
<i>Opuntia</i> 'ficus-indica'	5' Gallon	71
Indian Fig	5' Gallon	
<i>Viguiera</i> 'deltoidea'	5' Gallon	85
Goldenrod		
<i>Leucophyllum franseriae</i>	5' Gallon	216
Lyn's Legacy		
<i>Justicia</i> 'californica'	5' Gallon	38
Shrubrose		
<i>Ficus</i> 'pumila'	5' Gallon	94
Creeping Fig		
GROUND COVER		
<i>Dalies</i> 'capitata'	1' Gallon	150
Golden Dalies		
Text by Bob & Bob		
2" thickness 1/4" rhinus madison gold stabilized decomposed granite in all landscape areas in playgrounds, ballfields, and courtyards-submit sample		
2" thickness 3/4" rhinus madison gold stabilized decomposed granite in parking lots, retention basins, and along the perimeter of buildings-submit sample		



Bob & Bob
Landscape Architects
1000 N. 70th Street, Suite 100
Phoenix, AZ 85020
Tel: 602.955.1234
Fax: 602.955.1235
www.bobandbob.com

Chaparral High School
4985 E. Gold Dust Ave.
Phoenix, Arizona
arb landscape plan

Drawn: J.M.
Checked: J.M.
Date: 1-26-06
Revisions:

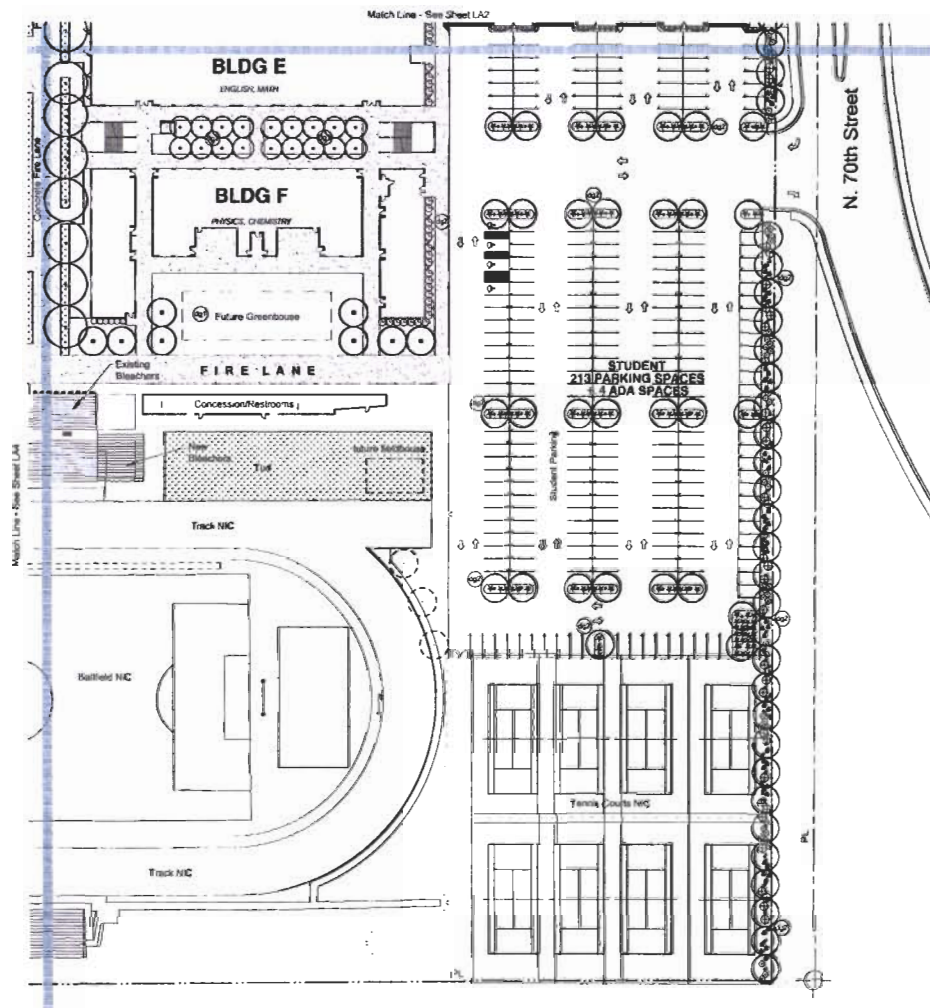
CRY NUMBERS
sheet number
506 PA-0005

22-DR-2006
2/9/2006

arb landscape plan

la2





PLANT LIST

Supply and install the following plant material. Landscape architect to field verify location prior to planting. All plant material to meet A.N.A. specifications and be of sound health and appearance.

Description	Size	Quantity
<i>Platanus chinensis 'Red Rust'</i> Red Rust Platanus	24" Box	24
<i>Prosopis glandulosa</i> Mimosa	48" Box	86
<i>Cercidium hybrid 'Desert Museum'</i> 'Desert Museum' Palo Verde	24" Box 36" Box Standard U.O.N. (M)	182 5
<i>Dasbergia sinensis</i> Rosewood	15 Gallon 24" Box 36" Box	41 54 4
<i>Prosopis chilensis</i> Chilean Mesquite	24" Box 36" Box Standard	29 0 0
<i>Prosopis alba 'Hybrid'</i> Hybrid Mesquite 'Phoenix'	24" Box 36" Box Multi	24 0 0
EXISTING TREE TO PRESERVE		
TRANSPLANTED MEMORIAL TREE		
<i>Fouquieria splendens</i> Saguaro	Multi 5 Calce Min.	0 17
<i>Quercus</i> Oak	15 Gallon	31
<i>Quercus laevis</i> Pink Oak Tree	5 Gallon	17
<i>Cordia alliodora</i> Mexican Olive	5 Gallon	97
<i>Larrea tridentata</i> Creosote Bush	5 Gallon	168
<i>Rhus copallina</i> Desert Rhus	5 Gallon	207
<i>Muhlenbergia rigens</i> Deer Grass	5 Gallon	38
<i>Hesperaloe parviflora</i> Scarlet Cholla	5 Gallon	613
<i>Hesperaloe parviflora</i> Yellow Hesperaloe	5 Gallon	71
<i>Quercus laevis</i> Mexican Olive	5 Gallon	85
<i>Quercus laevis</i> Mexican Olive	5 Gallon	216
<i>Quercus laevis</i> Mexican Olive	5 Gallon	38
<i>Quercus laevis</i> Mexican Olive	5 Gallon	94
GROUND COVER		
<i>Desmodium illinoense</i> Golden Dandelion	1 Gallon	100
FILL BY SOIL - 10% SOIL		
2" thickness 1/4" minus madison gold stabilized decomposed granite in all landscape areas is playgrounds, ballfields, and courtyards- submit sample		
2" thickness 3/4" minus madison gold stabilized decomposed granite in parking lots, retention basins, and along the perimeter of buildings- submit sample		

22 DR 2006
2/9/2006

drb landscape plan

NOT FOR CONSTRUCTION- AGENCY REVIEW AND BIDDING ONLY



la3

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2/9/2006

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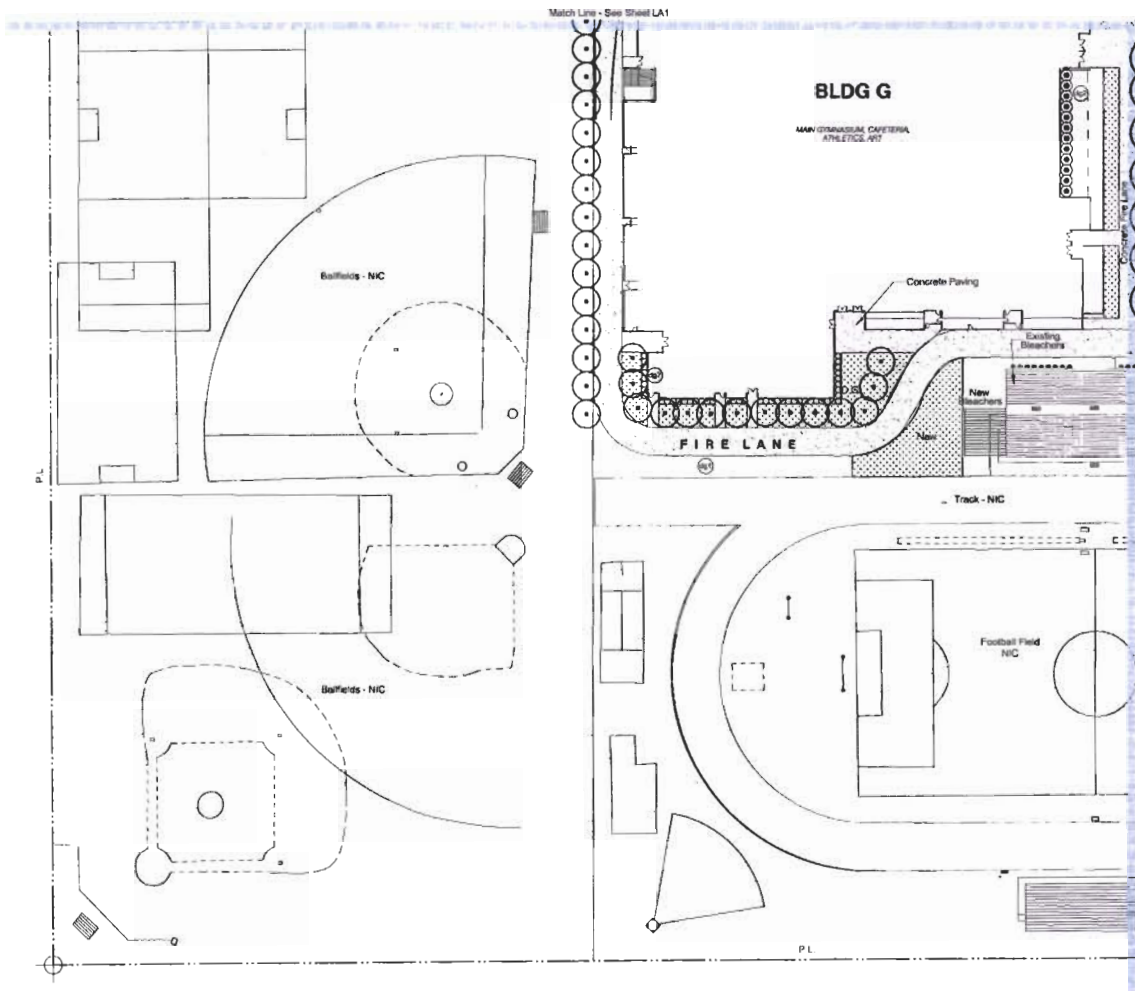
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2/9/2006



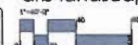
PLANT LIST

Supply and install the following plant material. Landscape architect to field verify location prior to planting. All plant material to meet A.N.A. specifications and be of sound health and appearance.

Description	Size	Quantity
<i>Platanus chinensis</i> "Red Puffy"	24" Box	24
Red Puffy Platanus		
<i>Prosopis glandulosa</i> Mesquite	48" Box	86
<i>Cercidium hybrid</i> "Desert Museum"	24" Box	182
"Desert Museum" Palo Verde	36" Box	6
Standard O N (M)		
<i>Dieffenbachia</i> variegata	15 Gallon	41
Reverend	24" Box	54
	36" Box	4
<i>Prosopis juliflora</i>	24" Box	29
Chilean Mesquite	36" Box	0
Standard		
<i>Prosopis juliflora</i> "Hybrid"	24" Box	24
Hybrid Mesquite "Phoenix"	36" Box	0
Multi		
EXISTING TREE TO PRESERVE		
TRANSPLANTED MEMORIAL TREE		
<i>Ficus religiosa</i>	Multi	0
5' Came Min		17
<i>Bauhinia</i> variegata "Pink"	15 Gallon	31
Pink Orchid Tree		
<i>Cordia</i> variegata	5 Gallon	17
Mexican Olive		
<i>Larrea</i> variegata	5 Gallon	97
Cresote Bush		
<i>Buddleia</i> variegata	5 Gallon	188
Desert Buddleia		
<i>Muhlenbergia</i> rigens	5 Gallon	207
Deer Grass		
<i>Nolina</i> microcarpa	5 Gallon	38
Bear Grass		
<i>Hesperaloe</i> parviflora "Yellow"	5 Gallon	613
Yellow Hesperaloe		
<i>Opuntia</i> ficus-indica	5 Gallon	71
Indian Fig	5' ped min.	
<i>Viguiera</i> deltoidea	5 Gallon	85
Goldeneye		
<i>Leucophyllum</i> leucanthes	5 Gallon	218
Lynn's Legacy		
<i>Justicia</i> californica	5 Gallon	38
Chuparosa		
<i>Ficus</i> pumila	5 Gallon	34
Creeping Fig		
GROUND COVER		
<i>Dalmanella</i> capitata	1 Gallon	190
Golden Dalmanella		
Turf by Sod - Bob Sod		
2" thickness 1/4" minus madison gold stabilized decomposed granite in all landscape areas in playgrounds, ballfields, and		

22-DR-2006
2/9/2006

drb landscape plan



la4



DRB LANDSCAPE PLAN
403 E 1st St, Suite 100
San Antonio, TX 78202
Tel: 210-221-1111
Fax: 210-221-1112
www.drblandscape.com

Chaparral high school
403 E 1st St, Suite 100
San Antonio, TX 78202
drb landscape plan

Drawn: drb
Checked: cw
Date: 1-26-06
Revisions:

CITY NUMBERS
0000000000
0000000000
0000000000